THERE OUGHTA BE A LAW

133 HOUSES TO RENT UNFURNISHED

ESQUIMALT — Large 2-bedroom home. High location, water view. Good-sized living room with FP lovely HW floors. Bright kitchen wired for range. Oil-O-Matic furnace. Garage. $105.

BEAUTIFUL NEW 2-bedrm house in exclusive Rockland area. Stone fireplace in living room, mahogany kitchen, nice dining room; panelled rumpus room. Oil-O-Matic heat. $85.

TWO-BEDROOM HOUSE — Shelbourne area. Oil range. Adults. $75.

S-BY-S DUPLEX, newly decorated, 1 bedroom, gas range, close to St. Joseph's Hospital. $65.

S-BY-S DUPLEX, Esquimalt, brand new, two bedrooms. Oil-O-Matic heat. $85.

DUPLEX—3 rooms, gas range, heat included, Jubilee area. Light caretaking duties required. $65.

S-BY-S DUPLEX, near Jubilee, 2 bedrooms, oil range. $60.

THREE-BEDROOM HOUSE—Jubilee area, C and W furnace, gas range. Feb. 1st. $85.

Brown Bros. Agencies Ltd. 1125 Blanshard St. EV 5-8771.

CRAIGFLOWER ROAD—New, modern 3-bedroom house with automatic oil heat. Bendix automatic washer-dryer and garborator disposal unit. $105 per month.

ESQUIMALT ROAD — Five-room spacious upper duplex on the water. Heat supplied. Conveniently located for army or naval families.

RUDLIN STREET — Newly decorated 3-room upper duplex. Fuel supplied for heating. $47.50 per month.

THE ROYAL TRUST COMPANY
EV 3-4126 1205 Government St.

FOR RENT, UNFURNISHED — Langford. Three-bedroom, fully modern house. Close to school and stores. Bus at the door. Large fenced lot and garage. Must have steady employment. Reference required. Rent $65. Apply 797 Goldstream Avenue.

JAMES BAY—CLOSE IN BRIGHT, OLDER, GROUND-floor duplex of 4 rooms (2 bedrooms); Feb. 1; $65 including fuel, electricity and water. Dickie & Co. Realty, 833 Fort. EV 2-4312.

FEBRUARY 1, 4-ROOM BUNGALOW. Good district. On bus line, near good shopping and schools. Living room with fireplace. 2 bedrooms. Wired for range. Garage. References required. Rent $80 Phone EV 4-0638.

IMMEDIATE POSSESSION — Fully-insulated, attractive modern, 2-bedroom bungalow in excellent condition; Cordova Bay; oil-burning range installed, waterfront; $85. Owner, EV 5-6254.

2764 FOUL BAY ROAD—2-BEDRM side-by-side duplex, own furnt. oil furnace. Dr-in garage; vacant now; $80 per month; key next door. Swinerton's. EV 3-7181.

FULLY FURNISHED, MODERN 5-room house, all conveniences, city light, water, sea view, few yards from Government Docks. $75 a month. Phone 65-E Sooke.

5-ROOM BUNGALOW, CONVENIENT to city; 2 bedrms; garage, w and e furnace. Available Feb. 1. $85. Fraser Biscoe, 750 Pandora. Phone EV 3-9413.

$75 MONTH, UPPER 4-ROOM suite of new duplex, stove, frig, TV antenna included. Immediate possession. Hollick Realty (1958) Ltd., EV 5-8794.

FAIRFIELD VILLAGE — LARGE older-type house, vacant now. EV 4-2825.

COTTAGE, 4930 CORDOVA BAY Road; 2 bedrooms, kitchen, bath, garage. Feb. 1. $35.

5-ROOM HOUSE—924 HILLSIDE. EV 5-4750.

DUPLEX, SIX ROOMS, OIL; $80. 1124 Leonard Street.

134 HOUSES WANTED TO RENT

WANTED TO RENT WITH 5-YR lease and option to buy. House with basement, 2 bedrooms. Close to Gorge and Tillicum Rd. No children and best of references. Victoria Press, Box 1670.

UNFURNISHED, MODERN HOME Oil heat, in nice district, by couple; no children; from March 15 for at least one year. Care of property assured. EV 2-1586.

BY FAMILY OF FOUR. UNFURNished house or lower duplex by March 1. Two bedrooms. $70. EV 4-2100.

WANTED TO RENT IMMEDIately by young couple, no children, house, 4 or 5 rooms. Cedar Hill, Lake Hill area. $65. GR 7-6659

WANTED, UNFURNISHED TWO or three bedroom house. Gorden Head or Lansdowne. Rent $60 to $70. GR 7-2660.

137 HALLS, STORES and OFFICES to RENT

$75—922 MEARS STREET, OFFICE and warehouse, street level, immediate occupancy. Agent:
GEORGE RANDALL LIMITED
1309 Douglas St. Phone EV 4-8109

JAMES BAY: STORE AND LIVING quarters. (1 bedroom). $45 per month. Heisterman and Co., 1121 Blanshard St., EV 3-4161.

INEXPENSIVE OFFICES ABOVE Spencer's Stores, Government St. Heisterman & Co., 1121 Blanshard Street. EV 3-4161.

MODERN OFFICES
Stobart Building, 745 Yates. Elevator and janitor service. EV 4-5541.

SMALL ROOM, SUITABLE FOR office. Rent $16. 820 Balmoral.

OFFICE AT 734 PORT. LIGHT, heat supplied. $60. EV 5-5529.

HALL TO RENT—BANQUETS, RECeptions, dances, etc. EV 2-6269.

141 MORTGAGE LOANS

MONEY TO LOAN
We have the following amounts available for first mortgage:

$1,000	$1,500	$2,500	$3,000
$3,500	$4,000	$4,250	$4,500
	$5,000	$10,000	

Current Rates of Interest
No Delays — Quick Decisions
BROWN BROS. AGENCIES LIMITED
1125 Blanshard St. EV 5-8771

ARE YOU RECEIVING MONTHLY payments on the balance owing to you from the sale of your property? Here is your chance to get immediate cash for your equity. Contact
ERIC CHARMAN
Manager, Mortgage Dept.
NORTHWESTERN SECURITIES OF VICTORIA LTD.
631 Yates Street, Victoria
EV 5-6741 24-Hour Phone Service

I USUALLY CAN GET YOU "THE best deal in town" for your 2nd mortgage. Try Douglas Hawkes, EV 4-7128. 817 A Fort (res. phone EV 5-2589). Funds available for 1st mortgages, including $2,500 to $10,000 progressive building loans.

MORTGAGE MONEY AVAILABLE. Funds on hand and immediately available for mortgage loans—quick decisions—repayment to suit. Current rate of interest. Consult our mortgage department.
P. R. BROWN & SONS, LTD.
1112 Broad Street Phone EV 5-3435

REQUIRE $20,000. 1ST MORTGAGE on $42,000 property in best Victoria location. Maximum interest. Monthly payment $600. Victoria Press, Box 1677.

WE SPECIALIZE IN DISCOUNTING for cash existing mortgages and agreements. Turn yours into needed cash now. EV 5-3742. JOHN BLAIR LTD., 211 Central Building.

IF YOU NEED MONEY FOR first mortgages, etc., consult us at once. The City Brokerage, 1018 Blanshard. EV 4-5022, EV 4-5016.

PRIVATE MORTGAGE FUNDS available immediately, large or small amounts. A. Bernard & Co., Ltd., 629 Fort Street. EV 4-9335.

FUNDS AVAILABLE FOR PURchase of 2nd mortgages. Jones & Scott Agencies Ltd., phone EV 3-3723.

142 WANTED TO BORROW

$4,500 FIRST MORTGAGE REquired on modern 5 rooms with basement; 7% interest, terms and monthly payment arranged. Please call Mr. Hawkes at Douglas Hawkes & Co., 817A Fort. Phone EV 4-7128 (res., EV 5-2589).

ATTENTION, INVESTORS! — 18% per annum, terms 6 months, fully secured in mortgages. GR 7-3551 between 9 a.m. and 4.30 p.m.

145 BUSINESS OPPORTUNITIES

GROCERY — $8,000
Turnover $60,000; good potential if extra hours worked; large store and small living quarters at rear possible. Hollick Realty (1958) Ltd. Phone A. V. Waite, EV 5-8794. EV 5-1573.

145 BUSINESS OPPORTUNITIES

5 SC SUITES
SELF-OPERATING
GOOD RETURN
An excellent conversion in Vic High area. Full basement, new Timken silent oil burner, automatic day-night control. Gross $3,384 last year. House all in good condition. Terms available or cash offer considered. Price $21,000
($5,000 down will be considered)

GOV'T STREET
(JAMES BAY)
3 SC SUITES
$3500 DOWN
(OR OFFER)
House in good condition, full basement, hot-air pipe furnace, newly painted outside. REVENUE $90 plus very good owner's suite consisting of living room with fireplace, pantry, large kitchen, stove included, 3-pce bath and large bedroom. Price only $12,950
Submit your terms!

1111 - 1117 YATES
APT. ZONE—60x120
This large building of rooms and suites will show 10% easily on the price asked. Gross revenue $2,500-$2,800 per annum. Price $21,000
$5,000 cash may handle
Exclusive Listings.
Please ask for Mr. W. O. Cameron, EV 4-4115 anytime

THE B.C. LAND
& INVESTMENT AGENCY, LTD.
922 Government St. EV 4-4115

FAIRFIELD
DUPLEX
CLOSE TO PARK-SEA
A-1 ALL MODERN
If you are looking for a good investment or a nice suite plus an income, then see this for sure. Two lovely suites completely modernized. Auto oil heat, sep meters and entrances. Full basement with laundry trays and 2 extra rooms. Each suite has 2 bedrooms, living room, modern kitchen with dining area, 3-pce bath, lots of cupboard and storage space. All in A1 condition. All particulars available. Full price $14,500
(Terms)
C. Mallett, office EV 2-8157;
home EV 4-5670
WESTERN HOMES LTD.
611 YATES STREET

COFFEE SHOP
Living Quarters
Cafe, fully equipped, ready to operate. Ideally situated for steady continuous business. Owner's suite consists of 4 good-sized rooms and bath. Monthly rent for both at only $85. Books of business open for your inspection. Ideally laid out for couple operation. Price only $3,500. Call Cliff Atkins, EV 5-9765, EV 4-1282. Fairfield Realty.

OPPORTUNITY
KNOCKS
NEAR
ROYAL OAK
Are you looking for capital gain? Then watch Pat Bay Highway. New government ferry service and probable expansion of airport will inevitably increase demand for Pat Bay Highway commercial property. This auto court zoned land, approved for 10 units, merits your full investigation. DON BACON or CLIFF STRETCH. EV 5-6741 anytime. Northwestern Securities of Victoria Ltd.

WATERFRONT
MOTOR COURT
OWNER'S RESIDENCE
This is the court you've been waiting for. 11 FULLY MODERN UNITS situated on 2¼ acres on Highway 1A within the 5-mile circle. Residence consists of 5 rooms, full basement. Beautiful landscaped grounds. Showing 18% on full price of $57,000. Terms available. For full details please contact Mr. Squires or Mr. Bryan, EV 2-4255 anytime. J. H. Whittome & Co Limited, EV 2-4255.

SPLENDID
DOWNTOWN
MAIN ST. LOCATION
Old established and well fitted cigar and magazine store. Very low rent and well heated. This easily managed business for sale due to ill health at sacrifice price of $6000
Including stock and fixtures.
SOLE AGENTS:
A. BERNARD & CO. LTD.
629 Fort St. Phone EV 4-9335
No phone information please.

STORES
SUITES
$2,000 DOWN
Solidly constructed older building offered here with a total revenue of $200 per month if all rented as an investment. Location is near Hillside and Quadra and asking price is offer to $12,600
L. Yeo, EV 2-7276; res. EV 3-7137 or EV 5-5998.
Town & Country Homes Ltd.
1923 Quadra

CONFECTIONERY
CORNER LOCATION
One-operator business offered here for only $1,200 down, full price offer to $2,000 plus small stock at invoice. Location is busy intersection and well worth investigating.
L. Yeo, EV 2-7276; res. EV 3-7137 or EV 5-5998.
Town & Country Homes Ltd.
1923 Quadra.

$6600 NET
Owner's figures on this 11 self-contained suite apartment block, located in an excellent district. $55,000
Please ask for Henry Hope
EV 3-7041 Eves. EV 7-2724
JOHN GREENWOOD
1241 Broad Street

A sure-fire city business opportunity for one or two operators, restaurant experience necessary. Do not miss this one. Nets $12,000 per year, expansion possibilities. (Sorry, no phone information.)
FULL PRICE $20,000
Call Mr. Yells for appointment,
EV 2-2101; res. EV 3-5039
HARRY POSTER LIMITED

REVENUE
WANTED NOW
DUPLEX, TRIPLEX
CLIENTS AVAILABLE
THIS IS URGENT
C. Mallet, EV 2-8157, anytime
WESTERN HOMES LTD.

Florist Shop
This well established business is situated in a thriving shopping centre and is priced to sell. For further information please call W. WOOD, Northwestern Securities of Victoria Ltd., EV 5-6741 or GR 9-2748.

GROCERY AND REVENUE
Situated in a fast expanding community. This well equipped grocery is a fine opportunity for the enterprising businessman. A self-contained suite on the second floor. Plus owner's living quarters of three bedrms on the main floor, and a further large attic area that could be converted to living quarters, complete the deal. Priced for quick sale due to illness. The owner will take $18,500 on good terms or your three-bedrm home in trade. Call J. C. Jeffery, A. Bernard & Co. Ltd. EV 4-9335 or EV 5-8917. Exclusive agents.

OWNER OF PROFIT-MAKING COFFEE SHOP RETIRING AFTER 18 YEARS IN ONE LOCATION. FULL EQUIPMENT (NEARLY NEW), SEATS 37. HOURS TILL 8 P.M., NO SUNDAYS. BUSY DOWNTOWN AREA. OFFERS ON DOWN PAYMENT, VENDOR WILL CARRY BALANCE. CALL SID LANGHELT, EV 5-6741 OR GR 7-6058. NORTHWESTERN SECURITIES OF VICTORIA LTD.

WILL SELL EXCLUSIVE MANUfacturing wholesale business covering Vancouver Island and mainland, complete with inventory, truck, manufacturing equipment, 8-room furnished house situated 7 miles from city centre on 1 acre with spring well. Asking $25,000. Phone GR 8-2077 mornings.

145 BUSINESS OPPORTUNITIES

Ker & Stephenson Ltd.
CITY
REVENUE
25%
$6,500 WILL HANDLE
For further information please contact
J. H. Ford EV 5-3411 A. L. Wagner

Consultation and advice freely given on Apartments, Hotels, Motels and all types of Commercial Properties.
KER & STEPHENSON LIMITED
909 Government Street

TOMORROW'S
BRAND NEW
APARTMENT
Here is a beauty. 7 suites, all outside entrances (no halls and staircases to heat and carpet). Every sq. ft. of this block is revenue. INCOME $6,600. PRICE $55,000
You get all your money back in less than 10 years and still own a modern apartment block. What more could you ask for?
Peter Brown, EV 4-3022 EV 4-5337.
THE CITY BROKERAGE
1018 Blanshard St.
EV 4-5022 EV 4-5016

KNOCK, KNOCK
WHO'S THERE?
OPPORTUNITY
Yes, here is an opportunity for a semi-retired business man with sales ability to step into a ready-made local business showing a very high yield on investment. Hard work optional. Expansion indubitable. Approximately $25,000 investment needed to take over the entire assets and stock. All replies confidential. No information over phone. See Mr. Agar, JOHN BLAIR LTD., 620 VIEW ST., EV 5-3742, for appointment.

4-SUITE
APARTMENT
This apartment is a real money-maker. The building is modern with a flat roof and stucco exterior. 3 suites fully furnished, rented to transient guests during summer and steady rentals during winter. Income approximately $2,500 per year plus a 2-bedrm. suite for owner. Full price of this exceptional buy is only $15,900
with terms. Please call T. Mullen, GR 7-3642, or office, EV 5-8704.
Frank A Martin Agencies Ltd.
1114 Blanshard Street.

EXCLUSIVE
Suburban grocery and confectionery. One of the best businesses in or around Victoria. Easily operated. Good hours. No opposition. Modern building with de luxe 2-bedroom, O-O-M heated living quarters. Equipment first class. Turnover $74,000 per year and steadily increasing. Good parking on extra lot. 90% cash business. Full price for building and fixtures, $32,500, plus stock at invoice, with terms. More particulars at our office. Stan Hyland, EV 4-9305; res. EV 3-3520.
FINANCIAL SURVEY LTD.

ABSOLUTELY
TROUBLE-FREE
5-PLEX
These 5 splendidly built units each comprising LR with oak floors and fireplace, 2 bedrms, kit, and Pembroke bathrm, and each unit having its own full cement basement and furnace. 5 garages. This property is located in the finest part of Fairfield and within 5 minutes from park and waterfront. Never a vacancy. Owner pays taxes and insurance only.
$39,500
EXCLUSIVE AGENTS:
A. BERNARD & CO. LTD.
629 Fort St. Phone EV 4-9335

APARTMENT
BLOCK
5 Yrs. Old
7 suites, all in good condition. N.H.A. mortgage may be assumed, interest rate 5¼%. No vacancies. FULL PRICE $59,000
Contact Harold Ware, EV 2-7276; Res. EV 2-1461, or Harry Forrest, EV 2-7276; Res. EV 2-0274
TOWN & COUNTRY HOMES LTD.
1923 Quadra

Investment
Modern Block of 3 Stores — all rented on 2 corner lots. City (1 vacant) Terms $13,650
Mr. Betts, EV 4-9318, EV 3-2998.
Exclusive
C. N. Montague Co.

SUBURBAN
GROCERY and CONFECTIONERY
$2,250 down. $4,000 per month turnover. Clean stock. Good equipment. Easily operated. Low rent on lease. Full price $4,250 plus stock at invoice.
Stan Hyland, EV 4-9305;
res. EV 3-3520.
Financial Survey Limited

GENERAL INSURANCE AGENT. 30 years' experience, with life licence, wishes to buy agency in Victoria or suburb. Victoria Press, Box 1697.

WANTED
Good, small paying business. What have you? Victoria Press, Box 766.

COMMERCIAL LOT, OAK BAY area. Very suitable for drug store or hardware. Will build to satisfy lessee. EV 3-5828.

11-SUITE APARTMENT, OAK Bay, only 2 yrs. old. Rev. $11,800. Price $90,000. Roy Gill, EV 4-9305; EV 4-3310. Financial Survey Ltd.

147 EXCHANGE REAL ESTATE

Could Be Subdivided
1.8 acres with 5-roomed cottage. 1137 Nicholson Street. Price, $9,350. TRADE FOR A 4-BEDROOM HOME WITH BASEMENT.
Alex Page, EV 5-6741 or EV 3-1594.
Northwestern Securities of Victoria Ltd., 631 Yates St.

FOR EXCHANGES
Of all kinds—property, mortgages, etc.—phone Ron de Montigny. Northwestern Securities of Victoria Ltd., EV 5-6741.

CALL PAT SHEA, TRADERS Estates Ltd., for property trades of all kinds. 75 Victoria Crescent, Nanaimo. Phone 2250.

148 LISTINGS CANCELLED

3253 Henderson Road, sold by Mr. Cameron and Mr. Hope, B.C. Land.
2117 Sandowne Road, sold by Mr. Custance of Stewart Clark in co-operation with B.C. Land.
3360 Woodburn Avenue sold by Mr. Warawa of Island Investment in co-operation with B.C. Land.
3389 Cardiff Place sold by Mr Hope of B.C. Land.
1003 Richmond sold by Mr. C. R. V. Bagshawe of B.C. Land.
2935 Tudor sold by Mr. Edwards of Jones & Scott in co-operation with Mr. Bagshawe of The B.C. Land.
3170 Woodburn Avenue sold by Mr. Cameron of B.C. Land and Mr. D. Whyte of Oak Bay Realty.
B.C. LAND & INVESTMENT AGENCY LTD.
922 Government St. EV 4-4115

MR. GORDON ROBISON'S PROPerty at 1890 Ferndale Road, Gordon Head, is now sold. Arthur E. Haynes Ltd., 739 Fort Street. EV 3-3823.

740 NEWBURY ST. SOLD BY KEN Sturgeon, Town & Country Homes Ltd. Phone your listings to EV 2-7276 or GR 7-1580.

149 LISTINGS WANTED

REACH MORE PROSPECTIVE PURCHASING THROUGH MULTIPLE LISTING
Deal with the realtor of your choice. Your property is placed before the clientele of 31-member firms their salesmen, their contacts go to work for you.
MULTIPLE LISTING BUREAU
1216 Broad Street EV 2-2228

COMMERCIAL PROPERTIES
Hotels, stores, courts, etc. — Ron de Montigny, Northwestern Securities of Victoria Ltd., EV 5-6741

150 HOUSES FOR SALE

FRASER
BISCOE
750 PANDORA AVE. EV 3-9843
Drive-in Customer Parking

LOW DOWN
PAYMENT
Three-bedroom, insulated bung; living room has wall-to-wall broadloom, fireplace, full basement with NEW oil package heat; separate garage; Quadra area close to shops and schools; lot with shrubs and roses. Not a new home but in good shape. ASKING PRICE, with good terms $9500
Call Doug Peaker, EV 3-9413, or eves., GR 7-1316

LIVE IN THE
COUNTRY!!
(NEAR ELK LAKE)
Comfortable, 4-room bungalow has oil heat and all conveniences, is situated on 1½ acres of choice corner property, high location; secluded yet close to bus and stores; ideal for retirement or future expansion. Priced, with terms, at $9950
Ask for Mr. Wilkins at EV 3-9413; eves., EV 3-4960

SEA VIEW
This well-planned, 2-bedroom home is located in a good residential area. LR, DR and kitchen both have a wonderful view on the mountains and the water; close to shops and transportation; there is a basement with C-W heating. Well-landscaped garden with big, separate garage. Approximate cash $6,800, but can be bought with a lower down payment as mortgage is available. Full price $11,770
Please phone Peter Vandyke, res., EV 2-6827

HOME - SUITE - HOME
For the home of your dreams and an attractive basement suite well rented, see this immaculate, 2-bedroom home, only 10 years old and at the peak of its perfection. There is a large living room, separate dining area, smart cabinet electric kitchen and lovely 4-pce bathroom, all tastefully decorated. The full basement has package oil unit, drive-in garage and, of course, the INCOME suite. So, whether you're an INVESTOR or a SMART, shrewd BUYER you cannot go wrong here. The full price is just $11,700
with repayments of $75 monthly and can be YOURS in January, '59, if you act quickly. Call TED KAY of Northwestern Securities of Victoria Ltd., EV 5-6741 or EV 5-8852.

$8200 4.7 acres. 945 feet on North Douglas Street by 220 feet deep, high ground, subdivision possibilities, approach from Glanford Ave.

$11,300 Very attractive five-room stucco home, fully modern, with extra basement room, oil heat, double garage, choice city location. Clear title or terms may be arranged. Good value and good looking. Drive by 3120 Quadra in the city and call F. Marconi, EV-2-8111; eves. EV 4-6625.

CANADA TRUST
Your Choice
Seclusion by the sea, approx. 1,000 sq. ft. 2 bedrooms, quality construction. Stone's throw from the sea. Priced to sell at $11,950
If you want seclusion, sea view and value phone Mr. Stretch, EV 5-6741, EV 2-7436. Northwestern Securities of Victoria Ltd.

LANGFORD SPECIAL
Stucco and siding 5-roomed bungalow on a rocky knoll. Living room 13x17, dinette 9x12, cabinet kitchen wired. Bedrooms 14x17 and 11x12 replace bathroom. $2,350 down. Only $35.65b. Less for all cash. Alex Page, EV 5-6741 or EV-3-1594. Northwestern Securities of Victoria Ltd., 631 Yates St.

150 HOUSES FOR SALE

Oak Bay Realty
FOR OAK BAY HOMES

NEW 2-BEDROOM
OAK BAY SOUTH
Well-built stucco home having NO STEPS and NO BASEMENT. Spacious thru hall plan. Combined living-dining room. Attractive kitchen with utility section. Oak floors. Automatic oil heating. Electric hot water. Easily managed garden. Quiet location close to bus line. Approximately $4,000 will handle. Full Price $11,950
For further details call B. J. Leverton, EV 5-7707 anytime

OAK BAY SURPRISE
This home will suit either a RETIRED COUPLE or a FAMILY with 4 children. There are 5 exceedingly well-proportioned rooms on the ground level, a few steps up an easy stairway to a laundry room and den, sewing room, or small bedroom. A few more steps up is a large room which with a little work could be made into 2 bedrooms. The owner will take a low down payment and a 6% mortgage on the balance.
IMMEDIATE OCCUPANCY
Call D. G. Whyte, EV 5-7707 anytime.

OAK BAY SOUTH
Cosy 2-bedroom bungalow with large living and dining rooms; full basement, recently rewired; copper plumbing. New Oil-O-Matic furnace. Located on quiet street, handy to buses, schools and shops. Exclusive listing. Priced right at $12,750
Call J. Mears, EV 5-7707 anytime.

SINGLE STOREY
FAMILY HOME
Here is a three-bedroom bungalow on Londonderry Road. Only three years old with landscaping finished. O-O-M hot air heat. Combination living and dining room. Very nice cabinet kitchen and thru hall. Full concrete basement and drive-in garage. Oak floors throughout. Full Price $12,750
Terms can be arranged.
Call R. L. Stilep, EV 5-7707 anytime.

DEAN HEIGHTS
CHARMING
Spacious rooms in this immaculate home located on the sunny side of the street. Just move in and start living. Lovely large living room, family-sized dining room and kitchen. 2 twin-sized bedrooms on the main floor and 2 more already built in the basement. Heated by a fully automatic oil hot air furnace. Excellent plumbing—ready for your automatic washer to be connected; heavy electric wiring. This beautiful home will not last long, with reasonable terms, at the low price of $13,900
For further particulars and veiwing, please call W. G. Curtis, EV 5-7707 anytime.

MEARS & WHYTE
OAK BAY REALTY LTD.
2188 OAK BAY AVENUE

STEWART
CLARK & CO.
608 Broughton St. Phone EV 5-2481

2 BEDRMS AND DEN
OIL H.W. HEAT
Well situated in a nicely treed area, quiet and secluded, attractive and well cared for property with double garage. Nicely panelled den with large fireplace. Owner will accept $4,000 down to approved purchaser and may balance at 6¼% at $75 per month. Full Price $12,950
EV 5-2481; Eves. Mr. Custance, EV 3-7930

ROWLAND HEIGHTS
If You Like Individuality
Situated on high ground with a good view, in a charming subdivision, this delightful 5-year-old stucco bungalow, in spotless condition came on the market today—owners leaving for U.S.A. There is a hall, a really beautiful LR, 21x11; DR, elec cab kit, utility rm, 4-pce bath with vanity and 2 nice bedrms, O-O-M heat and attached garage. No bamt to keep clean. Garden fully landscaped. Appointments to view only through this office. Full Price $12,750
EV 5-2481.
Mr. Crickmay, Eves. EV 5-3170
Mr. Lukey, Eves. GR 7-2040

THE ROYAL
TRUST CO.
Oak Bay charming 5-room stucco bungalow, situated near Victoria Golf Course. Two-car garage. Electric heating. Living room with open fireplace, dining nook, modern kitchen, two large bedrooms, 4-pce bath, utility room with tubs. Lovely garden. No steps. Price $11,900
A. E. Coles
THE ROYAL TRUST CO.
1205 Government St. EV 3-4126
Evenings EV 2-8752

OVER
900 SQ. FT.
OF FINEST CONSTRUCTION
Large living rm with lovely fireplace, large cabinet kitchen, twin-sized front bedroom, large second bedroom, 4-pc bath, utility plus separate garage. Full price $8400
With terms.
Call Cliff Stretch
Now at EV 5-6741 or EV 3-7436
Northwestern Securities of Victoria Ltd.

ATTENTION MILL WORKERS
Only $500 down on this 5-room stucco bungalow on John St. All large rooms. Needs decorating inside. Full price $4,850. Please call Karl Ogilvie, Northwestern Securities of Victoria Ltd. EV 5-6741 or EV 4-6118.

150 HOUSES FOR SALE

Ker & Stephenson Ltd.
GOWARD ROAD
ONLY $4200
Two large lots, 1.84 acres, partially cleared, with 2-room house; stucco exterior, Duroid roof; outside stairs to large attic. Utility building behind house; good well with electric pump. $1,000 down and $50 per mo. will handle. For further information phone:
Mr. Lemmon at EV 5-3411.

OAK BAY
CHARMING 4½-ROOM BUNGALOW ON A QUIET PAVED STREET. LARGE LIVING ROOM WITH OAK FLOORS, FIREPLACE AND UNIQUE DINING AREA. ELECTRIC CABINET KITCHEN AND UTILITY ROOM. TWO SPLENDID BEDROOMS (ONE TWIN SIZE) AND PEMBROKE BATHROOM. AUTOMATIC HEAT. GARAGE AND LOVELY SMALL GARDEN. VERY ATTRACTIVE HOME IN A NICE PART OF OAK BAY. PRICE
$11,900
EV 5-3411 E. J. Fatt EV 3-6536

FAMILY
SECLUSION
EXCLUSIVE
This bungalow has six really large rooms on one floor, and a full basement with rumpus room, oil furnace and drive-in garage. The large garden is beautifully landscaped with many unusual flowering trees, and prize roses and good lawn, in the secluded back garden. Its location on a quiet street near playing fields makes it ideal for a family with children of all ages. 2931 PRESTWOOD is lovely. Lake Hill can be yours for only $4,500 down and easy monthly payments. Full price
$14,500
AND
ESTATE
SETTLEMENT
Opportunity to buy modern, year-old house with complete new furniture for six rooms, including TV, fridge, range, etc., at a greatly reduced price. Drive by 2821 WYNDEATT front and rear, and note beautiful outside condition—inside is better. Please do not disturb invalid occupant but contact us for appointment to view. Full price, with good terms to good covenant, for fully furnished house:
$15,000
J. H. Ford — A. L. Wagner
EV 5-3411

KER & STEPHENSON LTD.
Member Multiple Listing Bureau
909 GOVERNMENT STREET

LAKE HILL
$2500 DOWN
4-bedroom semi-bungalow, consisting of good living room, with fireplace, large family kitchen with a lot of cupboards, wired for range, dining area; 3-pc bath, 2 bedrooms down and 2 up by concealed stair; on large, well-landscaped lot. Ideal family home. Part basement, O-O-M heat. Full price $11,900

JUBILEE
7-room semi-bungalow on nicely landscaped lot, 50x150; nice garden and fruit trees. Home consists of a thru hall, living room, dining room, cabinet kitchen, 3-pce. bathroom and 2 bedrooms down, 2 bedrooms up by concealed stair. Full high basement. Hot air heat, drive-in garage and 3 extra rooms. $1,500 down. Full price $7500
Ask for Jim Ridings.
EV 3-7041. Eves. EV 3-9533
JOHN GREENWOOD
1241 Broad Street

HAYNES
A Reasonably Priced
Home for Economy
Substantial frame bungalow of entrance hall, living room with fireplace, large kitchen, pantry, two medium-size bedrooms, full basement, coal and wood furnace. Good lot on Cloverdale near Quadra St. Almost new roof, new waterline, new wiring. This is a nice home for retired people. Only reason for selling—too small for a growing family. Price $6500
Please ask for W. Jones,
EV 3-8303 Evenings
ARTHUR E. HAYNES LTD.
739 Fort St. EV 3-3823.

ISLAND
INVESTMENT CO. LTD.
774 Fort Street EV 4-7146

LAKE HILL
Stucco bungalow, living rm with fireplace and built-in bookcases and desk. Two bedrms, 4-pce bathroom, nice kitchen with dining area, large utility rm. The ideal home for a retired couple. Price with terms $11,500
Mrs. Carriss, GR 7-2432

GORDON HEAD
Beautiful, new, split-level home now ready for occupancy. Excellent material and workmanship throughout. Large LR with raised fireplace, DR with French doors to patio, 3 large BRs, mahogany kitchen, vanity bathroom. Family room with extra plumbing, also laundry room. All this with terms for only $21,000. Eves. EV 4-8884. Bayne & Toder Agencies, 749 Fort Street. EV 2-1121.

150 HOUSES FOR SALE

PEMBERTON
HOLMES, Ltd.
ESTABLISHED 1887
1002 GOVERNMENT EV 4-8124

PRICE AND DOWN
PAYMENT REDUCED!
IMMEDIATE
POSSESSION!
3 BEDROOMS!
NOW ONLY
$1000 DOWN!
Large LR, auto coal stoker heating. Marigold district. Requires redecorating. An excellent "DO IT YOURSELF" project for total price of only $6000
EV 4-8124, MR. SIMPSON, res. EV 5-7369

DRIVE BY
3290 COOK ST.
BRAND NEW
If you are not fond of gardening this is it. All oak floors, hot water oil heat, large living room, two bedrooms, laundry room, large electric mahogany cabinet kitchen. $2,700 handles. FULL PRICE $10,800
R. V. CASELTON, EV 4-8124;
Res. EV 3-8464

TO PLEASE A
- - - - LADY
See this attractive, near new, modern two-bedroom home situated on a high dry lot with full basement and drive-in garage. It features thru hall plan, large living room and nice dining area off the large, bright kitchen. The kitchen is plumbed for washer and wired for range and dryer. O-O-M heat and copper water tank. If you have just arrived in Victoria this would be an ideal retirement home that will grow in value, as it was just completed in 1957. It's a pleasure to show. ASKING $11,500
E. K. LANE, EV 4-8124;
Res. EV 2-5592

QUIET
LOCATION
View of Sea and
Mountains
6 ROOMS — $22,000
5½% MORTGAGE
Charming ranch style bungalow in a high location, lovely treed lot—delightful garden with a secluded patio, providing outdoor living area. Large living room adjoining guest-size DR, pretty kitchen with breakfast bar and utility, 2 spacious bedrooms and de luxe bathroom. Also 20' den or family room. Attached double garage. Timken oil heating, excellent planning of many excellent features is apparent in the design of this beautiful home. For appointment to view phone MRS. SHIRLEY, EV 4-8124, EV 4-8485.

GORDON HEAD
MAGNIFICENT
SEA VIEW
This 6-roomed bungalow with best of material and labor under construction, completed in February. Living room, fireplace, 3 bedrooms, best of HW flooring throughout, vanity bathroom, elec kitchen. Carport. FULL HIGH CEMENT BASEMENT, laundry tubs, plumbed for washer and dryer. Oil package heating. THE LANDSCAPING LENDS itself to sheltered sunken garden with lovely trees. Price on good terms $19,900
MR. HEPBURN, EV 4-8124;
RES. EV 3-7939

DEAN HEIGHTS
HIGH LOCATION
This most attractive white stucco bungalow has just been placed on the market. Spacious entrance and through hall. 15x18 living room, hardwood floors and fireplace; large cabinet kitchen, 2 bedrooms, 3-piece bathroom; basement, laundry tubs, hot-air oil heat. New Duroid roof. A lovely home on a quiet street, in a very desirable area. FULL PRICE $11,000
W. WOODLEY, EV 4-8124;
RES. EV 4-3916

$4500 DOWN
DELIGHTFUL modern home in the University area on a dead-end street. Large living room with corner fireplace, bright dining room, completely modern kitchen, panelled family room with fireplace and built-in Bar-B-Q grill, two patios opening off family room, three bedrooms and bath, double garage; all floors wall-to-wall carpeting and tile; automatic oil heat. This house has been planned for ease of living and upkeep and is a most livable home. Full price $17,850
Dorothy Kirkpatrick, EV 4-8124;
res., Keating 68-X

$1500 DUPLEX
$1500
Duplex: 5 rooms and bath down, 3 rooms and bath up. $140 monthly income; close in. Stucco exterior; own entrances and meters. Can be handled for
$1500 Cash
Full price only $10,750
JACK BROWN, eves. EV 4-4976
JACK MIDDLETON, eves. GR 9-4327
Office, EV 4-8124

OAK BAY
LOW DOWN
PAYMENT
NO STEPS
Ideal for a couple. Immediate possession. Electric range included in full price of $8500
D. E. Wilkinson
EV 4-8124, res. Sidney 652

BUILD NHA
No Down Payment?
Own Your Lot?
Equity in Home?
We have a number of reputable builders ready to start your new home with a choice of plans and lots available. Also many homes now under construction in all areas. For further information call E. J. Butler, EV 4-7128, eves. EV 5-1232. Douglas Hawkes & Co., 817 A Fort Street.

$1000 DOWN
Located close to the city, this is an older-type, 2-bedroom home with a large living room with fireplace, also a large dining room. This home has been renovated completely with new wiring, plumbing, siding and roof. The taxes are a mere $85. This is an exceptional buy, so don't miss it. Call HOMER M. SMITH at EV 5-6741 or GR 7-1951 for further details. Northwestern Securities of Victoria Ltd.

$1,000 DOWN
I have two three-bedroom N.H.A. homes located reasonably close in. Close to bus and shopping. Houses are 1,160 sq. ft., consist of L-shaped living and dining room, cabinet electric kitchen, oak floors, oil heat, etc. Full price $13,125. For additional information phone Mr. Hall, EV 5-8701 anytime. Morey & Johnstone, Real Estate, 3244 Douglas Street.

BY OWNER, LANGFORD, NEW 4-room stucco b